

PRESENTATION - 1

Laurel Hill Adaptive Reuse Citizens Advisory Committee Recommendations  
(Mount Vernon District)

With the transfer of the Reformatory and Penitentiary Areas of the former District of Columbia Department of Corrections facility in Lorton, VA, to Fairfax County, the Board of Supervisors called upon citizens to take a leading role in the transformation of the site into a world class asset.

The Laurel Hill Adaptive Reuse Citizens Task Force met for more than two years with this goal in mind. During that time, the Task Force sponsored or co-sponsored (with the Park Authority) nine meetings for public comment and benefited from the input of professional planning consultants as well as support from the County's Department of Planning and Zoning.

The Laurel Hill Adaptive Reuse Citizens Advisory Committee presented its recommendations to the Fairfax County Board of Supervisors on December 6, 2004. The Chairman of the Task Force, Tim Sargeant, will present a summary of those recommendations to the Park Authority Board at their meeting on January 12, 2005.

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn S. Tadlock, Director, Planning and Development Division

John Pitts, Manager, Special Projects Branch

Kelly Davis, Project Manager, Special Projects Branch

Marianne Gardner, Manager, Department of Planning and Zoning

PRESENTATION 2 – ADMINISTRATIVE 1

Approval – Resolution Honoring Edward Nenstiel, Jr. upon His Retirement

ISSUE:

Approval of a resolution to honor the service and accomplishments of Mr. Edward Nenstiel, Jr. upon his retirement from the Park Authority.

RECOMMENDATION:

The Park Authority Director recommends approval of the resolution for Mr. Edward Nenstiel upon his departure from the Park Authority.

TIMING:

Board action is requested on January 12, 2005.

BACKGROUND:

Mr. Nenstiel has served as a dedicated Fairfax County Government employee for the past 30 years. He has contributed to the success of many Park Authority facilities, working as a Landscape Architect on more than 100 park projects.

Ed is considered to be at the forefront of his profession and has led the Planning and Development Division's migration to the use of electronic tools that support project management, green infrastructure modeling and the use of GIS and CADD technology.

His sense of design, his eagerness to please, and his willingness to mentor other employees made him a pleasure to work with. He will be missed by those who worked closely with him and saw his professional best in action on a daily basis and greatly respect his contributions to this agency since the early 1970's.

FISCAL IMPACT:

None

ENCLOSED DOCUMENTS:

Attachment 1: Resolution

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STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn Tadlock, Director, Planning and Development Division

Kirk Holley, Planning and Development Division

Judith A. Pedersen, Public Information Officer

ADMINISTRATIVE - 2

Approval - Request for Land Dedication for 6867-PL-004-1, Horsepen Run LLC/Middleton Adjacent to Frying Pan Stream Valley Park (Sully and Hunter Mill Districts)

ISSUE:

Approval of staff comments pertaining to the Preliminary Plat application for 6867-PL-004-1, Horsepen Run LLC./Middleton; located on Tax Map: 24-2 ((1)) 1 and 24-2 ((1)) 10 adjacent to Frying Pan Stream Valley Park. The preliminary plat shows 34 houses on 67.1 acres.

RECOMMENDATION:

The Park Authority Director recommends Park Authority Board approval of the following summary comments regarding 6867-PL-004-1, Horsepen Run LLC/Middleton:

- The subject property contains approximately 34 acres of "Resource Protection Area" (RPA) as designated in the Chesapeake Bay Ordinance. The RPA located within the subject property is an important segment of the Horsepen Creek watershed. The Fairfax County Park Authority owns land directly upstream within the Horsepen Creek stream valley. The Park Authority requests that the developer dedicate the RPA located on the subject property to the Fairfax County Park Authority.
- The Fairfax County Park Authority supports the development of a stream valley trail along Horsepen Creek as shown on the plan.
- The applicant shows lots 17 and 29 bordering Frying Pan Stream Valley Park. The location of house lots up to park boundaries results in significant impacts on park vegetation and other resources due to clearing and grading and encroachments from homeowners. The applicant should preserve a 20' buffer strip along this boundary in order to protect park resources from the impacts of the proposed project. Such a buffer should not be subject to clearing and grading and should be free of easements and other encumbrances.

**(This item was reviewed by the Planning and Development Committee on January 5, 2005, and approved for submission to the Park Authority Board.)**

TIMING:

Board action is requested on January 12, 2005. It is anticipated that the Department of Public Works and Environmental Services staff will act on this application in February.

BACKGROUND:

This site is located in the far western portion of the County at Route 28 and Frying Pan Road. The property is close to Dulles International Airport and adjacent to Frying Pan Stream Valley Park. The area of the site designated as a Resource Protection Area, under the Chesapeake Bay Amendment to the Comprehensive Plan (approximately 34 acres) should be dedicated to the Park Authority. Any debris or waste currently on the parcel should be removed by the developer prior to dedication.

The proposal identifies a proposed stream valley trail to be built as part of the larger development.

FISCAL IMPACT:

It is anticipated that the additional acreage would be managed as a portion of the larger Stream Valley Park system. This type of park requires less intensive management and thus the inclusion of this portion of stream valley would not have a significant impact on Park Authority resources.

ENCLOSED DOCUMENTS:

Attachment 1: Vicinity Map

Attachment 2: Reduced Development Plan (Showing the area proposed to be dedicated to the Park Authority)

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn S. Tadlock, Director, Planning and Development Division

Kirk Holley, Manager, Planning and Land Management Branch

Jesse Rounds, Planner, Planning and Land Management Branch

ADMINISTRATIVE - 3

Approval - Request for Land Dedication for 2118-SD-01-1, Sycamore Falls  
Adjacent to Little Pimmit Stream Valley Park (Dranesville District)

ISSUE:

Approval of staff comments pertaining to the Subdivision Plan application for 2118-SD-01-1, Sycamore Falls; located on Tax Map: 31-4 ((1)) 0001-H. The subdivision plan shows 11 lots on 8 acres.

RECOMMENDATION:

The Park Authority Director recommends Park Authority Board approval of the following summary comments regarding 2118-SD-01-1, Sycamore Falls:

- The subject property contains approximately 2.2 acres of "Resource Protection Area" (RPA) as designated in the Chesapeake Bay Ordinance. The RPA located within the subject property is an important segment of the Pimmit Run watershed. The Park Authority owns land upstream and downstream along the Little Pimmit Run Stream Valley Park. Fairfax County Park Authority requests that the developer dedicate the RPA located on the subject property to the Fairfax County Park Authority.

**(This item was reviewed by the Planning and Development Committee on January 5, 2005, and approved for submission to the Park Authority Board.)**

TIMING:

Board action is requested on January 12, 2005. It is anticipated that the Department of Public Works and Environmental Services staff will act on this application in February.

BACKGROUND:

This site is located in the northeastern corner of the County on Kirby Road between Old Dominion Drive and Dolly Madison Blvd. The property is adjacent to both the Marie Butler Leven Preserve and Little Pimmit Stream Valley Park. The area of the site designated as a Resource Protection Area, under the Chesapeake Bay Amendment to the Comprehensive Plan (approximately 2.2 acres) should be dedicated to the Park Authority. Any debris or waste currently on the parcel should be removed by the developer prior to dedication.

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FISCAL IMPACT:

It is anticipated that the additional acreage would be managed as a portion of the larger Stream Valley Park system. This type of park requires less intensive management and thus the inclusion of this portion of stream valley would not have a significant impact on Park Authority resources.

ENCLOSED DOCUMENTS:

Attachment 1: Vicinity Map

Attachment 2: Reduced Development Plan (Showing the area proposed to be dedicated to the Park Authority)

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn S. Tadlock, Director, Planning and Development Division

Kirk Holley, Manager, Planning and Land Management Branch

Jesse Rounds, Planner, Planning and Land Management Branch

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#### ADMINISTRATION - 4

#### Adoption of Minutes – December 8, 2004, Park Authority Board Meeting

##### ISSUE:

Approval of the minutes of the December 8, 2004, Park Authority Board meeting.

##### RECOMMENDATION:

The Park Authority Director recommends approval of the minutes of the December 8, 2004, Park Authority Board meeting.

##### TIMING:

Board action is requested on December 8, 2004.

##### FISCAL IMPACT:

None

##### ENCLOSED DOCUMENTS:

Attachment 1: Minutes of the December 8, 2004, Park Authority Board meeting

##### STAFF:

Michael A. Kane, Acting Director  
Timothy K. White, Deputy Director  
Nancy L. Brumit, Administrative Assistant



ACTION - 1

Approval to Advertise the FY 2005 Proposed Fee Adjustments and the Public  
Comment Meeting Date

ISSUE:

Authorization to notify the public of the proposed fee adjustments for FY 2005 and the public comment meeting concerning the proposed fee adjustments.

RECOMMENDATION:

The Park Authority Director recommends approval to advertise both the proposed fee changes and notification to hold a public comment meeting concerning the proposed fee changes on February 2, 2005. **(This item was reviewed by the Park Services Committee on January 5, 2005, and approved for submission to the Park Authority Board.)**

TIMING:

Board action is requested on January 12, 2005, in order to provide sufficient notification for public comment meeting.

BACKGROUND:

Park Authority staff review fees annually to ensure the agency remains on target to meet financial goals established by the Park Authority Board. As a result of this year's review, a number of fees have been proposed for modification or addition.

Fee adjustments for 2005 are proposed in the areas shown below. Incremental revenues that are derived from fee adjustments in these areas are expected to generate 43% to 54% of the projected FY 2005-2006 growth in operating revenue shown in the approved FY 2004 Financial Management Plan for the Park Revenue Fund (with the remainder expected to come from other sources such as program fees, growth and new programs).

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Senior Fee Discount

RECenter – Daily Admission, Discount Fast Pass, Leisure Fitness Pass, Public Skating, Class Fees  
Golf Courses – Passes  
Boating – Rental and Launch Fees  
Camping – Campsite Rental Fees

Golf Courses

New Facility Fees – Laurel Hill Golf Course

RECenters

Field House Rental – South Run RECenter

Tennis Court Reservations

Tournament, Group or Lessons Fees – All Park Locations with Tennis Courts

Park Use Permits

Park Permit Application Fee – All Park Locations (New)

Synthetic Turf Athletic Fields

Rental Fees – Ellanor C. Lawrence Park (New)

Resource Management Parks

Carousel – Clemyjontri Park (New)

Specific fee proposals are shown in attachment 1. The current fee schedule is provided in attachment 2 for reference. And attachment 3 provides responses to questions raised during the initial Park Services Committee review of the fee proposal on December 1, 2004. Several modifications were also made to the fee proposal based on Committee discussion, most notably the addition of a second alternative (alternative B) for implementation of the proposed adjustment to the senior fee discount. An outline of the proposal modifications is also presented in attachment 3 for reference.

Pending Board approval, information outlining all proposed fee changes will be available for public review at the Park Authority's park sites, headquarters and web site for a 30-day comment period beginning January 17, 2005 and ending February 15, 2005. A public comment meeting will be held on February 2, 2005, at 7:00 p.m. in room 106 of the Herrity Building. After public comment has been received, final proposed fee adjustments will be presented to the Board on March 9, 2005, for implementation on April 1, 2005.

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FISCAL IMPACT:

Depending on the senior fee alternative adopted, approval of the proposed fee changes is projected to generate approximately \$ 73,000 or \$ 178,000 in additional revenue in FY 2005 and \$1,360,000 or \$1,710,000 in FY 2006.

ENCLOSED DOCUMENTS:

Attachment 1: Proposed Fee Adjustments FY 2005 (Previously distributed for the January 5, 2005, Park Services Committee meeting.)

Attachment 2: Fairfax County Park Authority Fee Schedule, Effective April 1, 2004

(Previously distributed for the January 5, 2005, Park Services Committee meeting.)

Attachment 3: Responses to Questions on Draft Fee Proposal (Previously distributed

for the January 5, 2005, Park Services Committee meeting.)

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Charlie Bittenbring, Director, Park Services Division

Cindy Messinger, Director, Resource Management Division

Peter Furey, Manager, Golf Enterprises/Recreation Parks, Park Services Division

Steve Lewis, Manager, Business Office, Park Services Division

Cindy Walsh, RECenter Operations Manager, Park Services Division

Nick Duray, Manager, Marketing Research and Planning, Park Services Division

ACTION - 2

Authorization to Hold a Public Hearing on the Proposed Master Plan for Oakton Community Park (Providence District)

ISSUE:

Approval to hold a public hearing to present the Master Plan for Oakton Community Park and to receive public comment.

RECOMMENDATION:

The Park Authority Director recommends that the Park Authority Board authorize a public hearing to present the Master Plan for Oakton Community Park to the public. **(This item was reviewed by the Planning and Development Committee on January 5, 2005, and approved for submission to the Park Authority Board.)**

TIMING:

Action is requested on January 12, 2005, to maintain the project schedule.

BACKGROUND:

The Oakton Community Park Master Plan (formerly known as the Corbalis Property) is on the FY 2004 - FY 2005 Work Plan. The project team consisting of representatives from Resource Management, Park Operations and Planning and Development Divisions collaborated with the Corbalis Task Force on the development of the master plan. The Task Force developed a set of recommendations and a concept plan that guided staff in the development of the master plan document (Attachment 2). The Task Force and the project team believe the draft Master Plan addresses the identified needs of the adjacent neighbors and the larger surrounding community.

A public hearing must be held in order to receive public input on the draft Master Plan document. The public hearing is scheduled for February 24, 2005, at 7:00 p.m. at Oakton Elementary School at 3000 Chain Bridge Road, Oakton, Virginia 22124.

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FISCAL IMPACT:

Staff salaries to complete this planning project will be from the General Fund 001 budget.

ENCLOSED DOCUMENTS:

Attachment 1: Oakton Community Park Master Plan Draft

Attachment 2: Corbalis Task Force Final Recommendations

STAFF:

Michael A. Kane, Director

Timothy K. White, Deputy Director

Lynn S. Tadlock, Director, Planning and Development Division

Kirk Holley, Manager, Park Planning

Angie Allen, Project Manager, Park Planning

ACTION – 3

Planning and Development Division 2005-2009 Project Schedule

ISSUE:

Approval of the Planning and Development Division 2005-2009 Project Schedule for projects included as part of the fall 2004 Park Bond Program.

RECOMMENDATION:

The Park Authority Director recommends approval of the Planning and Development Division 2005-2009 Project Schedule for projects included as part of the fall 2004 Park Bond Program. **(This item was reviewed by the Planning and Development Committee on January 5, 2005, and approved for submission to the Park Authority Board.)**

TIMING:

Board action is requested on January 12, 2005, in order that projects can be incorporated into the Planning and Development Work Plan and initiated in January 2005 to meet the proposed project schedules.

BACKGROUND:

As a result of the approval of the fall 2004 Park Bond Program, the Planning and Development Division is in the process of establishing the schedules for the implementation of the projects as listed by category in the bond program. These categories include Athletic Fields, Building Renovation/Expansion, Building New Construction, Community Park/Courts, Infrastructure Renovation, Natural/Cultural Resources, and Trails and Stream Crossings. Also included are anticipated non bond development projects and master planning activities.

Based on the projected cycle for park bond programs, staff has developed an aggressive schedule that would result in the completion of projects within a four and one half year timeframe and the cashflow of expenditures in a manner that would position the Park Authority to develop the next park bond program for fall 2008. All projects are scheduled to be under construction and funds encumbered prior to the next referendum. This approach is nearly two years earlier than our typical bond development schedule. In order that the construction can be completed within the advanced timeframe, the majority of the projects will begin in the first year of the program. Land acquisition and master planning activities also have been scheduled early in the program in order to

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allow for the subsequent scope, design and construction activities to be accommodated within the program schedule.

As the result of input from Park Authority Board members and staff, the following adjustments were made to the schedule and are reflected in Attachment 1:

Athletic Fields Category – The word “new” was added to the project description for Popes Head Estates and Stephens Property.

Infrastructure Renovation – The schedule for the Group III projects has been moved forward to begin in the third quarter of 2005. The scope phase has been extended two additional quarters, the design phase has been extended two additional quarters, and the construction phase remains the same.

Natural/Cultural Resources – The schedule for Colvin Run Mill has been moved forward to begin in the third quarter of 2005. The scope phase has been extended one additional quarter, the design phase has been extended one additional quarter, and the construction phase remains the same with the completion of the project now scheduled for the second quarter of 2008.

Anticipated Non-Bond Work Load – The schedule for Lewinsville Field #2 Lighting has been moved back one quarter and is now scheduled for completion in the first quarter of 2006.

Ongoing Planning Projects – Huntington Master Plan and 2232 has been added to the project list. This project is scheduled to begin in the first quarter of 2007 with four quarters for master planning and two quarters for 2232 and a completion date of the second quarter of 2008.

After the Park Authority Board review and approval of the project schedules, Planning and Development staff will incorporate these schedules into the currently approved work plan and present this plan to the Park Authority Board in February 2005. The new Planning and Development Work Plan will then contain the status of projects currently underway and being completed from the 1998/2002 Park Bond Programs, approved special projects, and master planning activities as well as the 2004 Park Bond Program.

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FISCAL IMPACT:

Based on the approval of the fall 2004 Park Bond Program, the Park Authority is scheduled to have bond sales in the amount of \$12,760,000 for land acquisition and \$52,240,000 for park development, for a total of \$65,000,000. The next park bond referendum as delineated in the Approved Capital Improvement Program is fall 2008.

ENCLOSED DOCUMENTS:

Attachment 1: Planning and Development Division 2005-2009 Project  
Development  
Schedule

STAFF:

Michael A. Kane, Director  
Timothy K. White, Deputy Director  
Lynn S. Tadlock, Director, Planning and Development Division



ACTION - 4

Proposed Text Amendments to the County Comprehensive Plan Policy Plan  
Parks and Recreation Element

ISSUE:

Approval of proposed text amendments to the County Comprehensive Plan  
Policy Plan Parks and Recreation Element.

TIMING:

Board action is requested on January 12, 2005, in order to meet the project schedule.

RECOMMENDATION:

The Park Authority Director recommends approval of the proposed text amendments to the County Comprehensive Plan Policy Plan Parks and Recreation Element. **(This item was reviewed at a Park Authority Board Workshop on January 4, 2005 and by the Planning and Development Committee on January 5, 2005, and was approved for submission to the Park Authority Board.)**

BACKGROUND:

The purpose of the County Policy Plan is to provide guidance to decision makers and citizens that apply to the future development pattern of the County's built environment while protecting natural and cultural resources. The County Policy Plan was adopted in 1990 and no amendments have been made to the Parks and Recreation element of the Policy Plan since its adoption.

The Planning Commission scheduled 2004 as the review year for the Parks and Recreation element of the County Policy Plan. The timing coincides with the completion of the Park Authority Needs Assessment and adoption of the agency's first Natural Resource Management Plan. The results of these two planning processes are relevant to County policy guidance for future land use and development and resource protection.

In June the Park Authority Board approved the scope, schedule and process for the Plan Amendment. A cross agency staff team, including representatives from the Department of Planning and Zoning, key divisions of the Park Authority and Northern Virginia Regional Park Authority reviewed and drafted proposed Plan text amendments.

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In August stakeholder representatives were invited from community groups to participate in the Parks Plan Review process. Ed Batten represents the Park Authority Board. Other groups represented include Park Partners, Park Friends, Planning Commission, Trails Committee, Athletic Council, Regional Park Authority and environmental interests. A Parks Plan Review Stakeholders' Group kick-off meeting was held on September 29, 2004.

A preliminary draft staff report and proposed text amendments were reviewed with the Director's Leadership Team on October 21. The Parks Plan Review Stakeholders' Group continued to meet through December 13 to discuss and mark up the draft amendments. Representatives of the Stakeholders will share the revised proposed text amendments with their respective boards during December and January.

Attachment 1 includes the preliminary draft staff report and Stakeholder Group recommended Parks Policy Plan text changes. Many of the policy text changes proposed reflect existing Park Authority policies and practices. Appendix 1 of the Parks Policy Plan proposes substantial changes to the Park Classification System in an effort to simplify the park types into three general categories: Local Parks, District and Countywide Park and Resource-based Parks. Appendix 2 of the Parks Policy Plan incorporates the Park Acreage and Facility Service Level Standards adopted by the Park Authority Board as part of the Needs Assessment process and also adds the Park Authority Board-adopted Policy 101.1 regarding Land Acquisition Criteria.

The schedule established for this project is driven by the request to hold public hearings before the Planning Commission and Board of Supervisors prior to annual budget hearings in April and Area Plan Review hearings in March. To meet this schedule, the final review and approval of proposed text amendments by stakeholders group, Park Authority Board, Northern Virginia Regional Park Authority Board and other stakeholder boards will need to occur by mid-January 2005. Following these approvals, the next steps will be to publish and distribute the staff report, advertise and hold public hearings before the Planning Commission and Board of Supervisors in mid-February and late March.

**FISCAL IMPACT:**

Staff salaries to complete this planning project will be from the General Fund 001 budget.

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ENCLOSED DOCUMENTS:

Attachment 1: January 7, 2005 Draft of Preliminary Staff Report and  
Recommended Text Changes to the Countywide Comprehensive  
Plan - Policy Plan Parks and Recreation Element

STAFF:

Michael A. Kane, Director  
Timothy K. White, Deputy Director  
Lynn S. Tadlock, Director, Planning and Development Division  
Charlie Bittenbring, Director, Park Services Division  
Brian Daly, Director, Park Operations Division  
Cindy Messinger, Director, Resource Management Division  
Miriam Morrison, Director, Administration Division  
Judy Pedersen, Public Information Officer  
Fred Selden, Director, Planning Division, Department of Planning and Zoning  
(DPZ)  
Kirk Holley, Manager, Planning Branch  
David Marshall, Branch Chief, Public Facilities Planning Branch, DPZ  
Sandy Stallman, Long Range Planner